

NOVEMBER 2024 / VOL.16

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Property
& SERVICES GUIDE

GUIA DE
Propiedades
Y SERVICIOS

BIENVENIDO



Lo único constante es el cambio», dijo el filósofo griego Heráclito hace 2500 años. Esto es cierto en lo que respecta al tiempo últimamente, dado el drástico cambio de temperaturas y condiciones. Y lo mismo ocurre con esta publicación, la Guía Indalo. Nick y yo (Maddy) estamos orgullosos y felices de presentarnos como los nuevos propietarios. Ambos hemos vivido en la zona de Levante durante más de 20 años y creemos que nuestra región única tiene mucho que ofrecer.

Nuestro objetivo principal es desarrollar la Guía Indalo aún más, para que se convierta en la publicación preferida para cualquier persona que quiera comprar o vender su propiedad, o incluso mejorarla, con servicios que complementen cada paso de su viaje. Tenemos planes claros para hacer crecer la revista y aumentar su distribución con el fin de ayudar a que los negocios de nuestros anunciantes sean vistos y conocidos lo más ampliamente posible dentro de la zona del Levante Almeriense.

Queremos dar las gracias a nuestros anunciantes actuales por su apoyo continuo y a nuestros anunciantes nuevos por creer en nosotros, mientras navegamos nuestro camino a través de nuestra primera edición, y agradecemos a todos nuestros lectores por vuestro interés.

Saludos, Maddy & Nick

Si quieres que tu empresa aparezca en esta Guía, o tienes un artículo interesante que sea relevante para el sector inmobiliario, ponte en contacto con nosotros por email: indaloguide@gmail.com o por WhatsApp 699 909 737



We would like to thank our current advertisers for their continued commitment and our new advertisers for believing in us, whilst we navigate our way through our first edition. And thanks to all our readers for your interest!

Best wishes, Maddy & Nick

If you want to profile your company in this Guide, or you have an interesting article that is relevant to the property and home services sector, please get in touch with us on: nick@indaloguide.com or via WhatsApp 699 909 737.

WELCOME



The only thing that is constant is change”, so said the Greek philosopher Heraclitus 2500 years ago. This is certainly true of the weather lately, given the dramatic change in temperature and conditions. And so is there a major change to this publication, the Indalo Guide. Nick and I (Maddy) are proud and happy to introduce ourselves as the new owners. We have both lived in the Levante area for more than 20 years and believe that our unique region has a lot to offer.

Our main aim is to develop the Indalo Guide further, so that it becomes the publication of choice for anyone looking to buy or sell their property, or indeed improve it, with services that complement each step of your journey. We have clear plans to grow the magazine and increase distribution so as to help our advertisers' businesses be seen and known as widely as possible within the Almerían Levante area.





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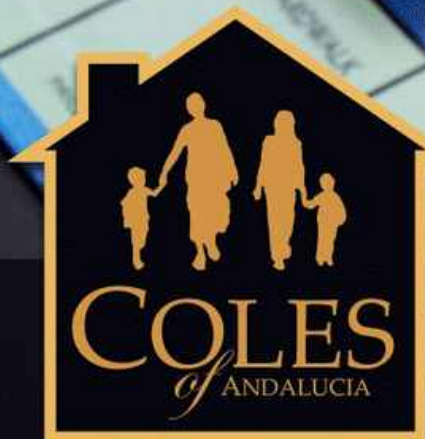
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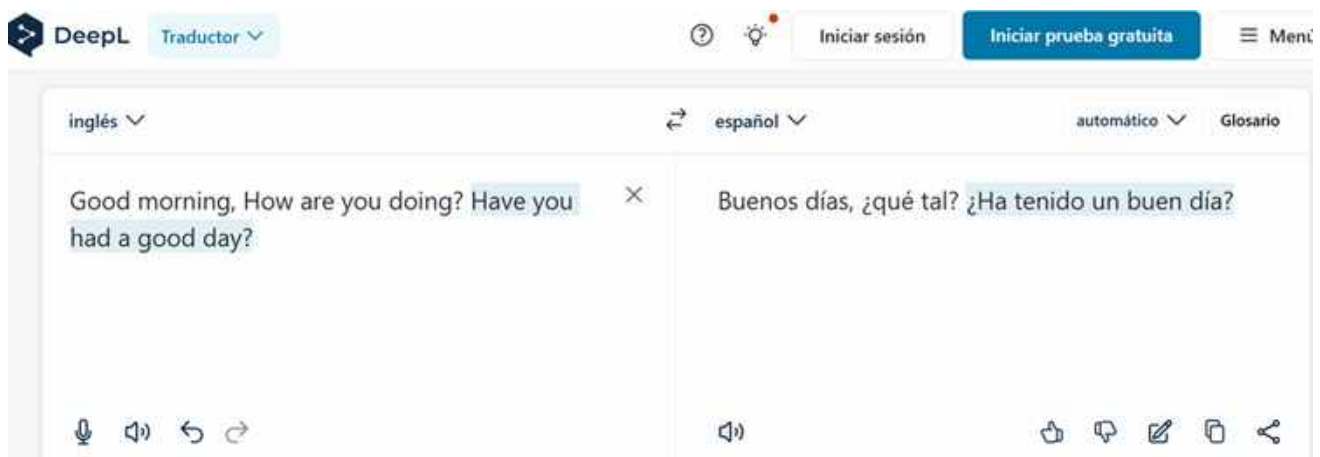
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Essential Spanish – Small talk

By Louise Crawford,
Qualified Language Trainer & Linguist

¡Hola! In the last couple of editions, we focused on using Spanish for practical matters; this time, it's about speaking the language in a social context. The ability to have even a basic conversation in Spanish with your neighbours, Spanish people you're introduced to, or people who you come into contact with when out and about makes you feel that you belong and you're part of the community here. Below are some statements, questions and replies that could help you to have some positive exchanges about topics of common interest. A comment about the weather or general non intrusive questions about people's lives can be a good way to

break the ice with people who live in your community or complex, and you see from time to time. As I've previously covered greetings extensively in previous editions, we won't cover these in detail, but we will repeat some initial ones for completeness. Remember to get the pronunciation right by putting the phrases into a translation app which has a pronunciation facility. My 'go to' app is DeepL – it's much more accurate than Google Translate. Put the phrase in English or Spanish, then click on the 'hear' icon and repeat the phrase various times.



Greetings and general conversation openers – in shops and bars

¡Buenos días! = Good morning

¡Buenas tardes! = Good afternoon

¡Buenas noches! = Good evening (generally used for the later evening, so after about 2000 or 2100.)

¡Hola! = Hello

Or simply just ¡Buenas! which you can use at any time of day. It literally means 'Good ones!'

¿Qué tal va todo? = How are things?

Or just ¿Qué tal? = How are you? (informal)

Often the person blurting out a quick ¿Qué tal?" isn't really expecting a response, so if someone says that to you, just reply with an equally quick reply such as:

Todo bien gracias. ¿Y usted? Everything's good thanks. And you?

If in a shop/bar, they will then want to know what you want.

¿Qué quiere Usted? (formal) ¿Qué quieres? (informal) = literally means 'What do you want?', but it doesn't sound as brusque as in English, and is the equivalent to 'What would you like?'

Or they might ask: ¿En qué puedo ayudarle? (formal) o ¿En qué puedo ayudarte? (informal) = How can I help you?

You can then ask for what you want with 'Quiero....' = I'd like....



Comments on the weather – always a safe subject!

¡Hace buen tiempo hoy! = It's a nice day today!

¡Ay, qué calor! = How hot it is! ¡Ay, qué frío! = How cold it is! As we're going into autumn/winter, maybe a comment about the cold or rain might be more appropriate.

¡Ay, cómo llueve! = Wow, it's raining a lot! (literally 'how it rains')

¡Ay, Qué viento hace hoy! = Wow, it's windy today!

If you don't understand a reply or question, the best thing is to admit you don't understand by saying:

Lo siento, no lo entiendo. = I'm sorry. I don't understand!

If you want to have another go at understanding them, say: ¿Puede repetirlo más despacio por favor? Can you repeat it more slowly please? If you still can't get it, then revert to asking:

¿Hablas inglés? (informal) / ¿Habla inglés? (formal) = Do you speak English?



Questions for neighbours or people you see from time to time whilst out and about - it's best to use the formal form of address for 'you' to start with, which is 'Usted', rather than 'tú'. The verb form changes to reflect that. It creates a good impression.

¿Cómo está Usted? (Formal) or ¿Cómo estás? (Informal) = How are you?

¿Vive aquí o está aquí de vacaciones? = Do you live here or are you here on holiday?

Possible replies might be:

No, no vivo aquí (no vivimos = we don't live), pero tengo una casa de vacaciones aquí. = No I don't live here, but I have a holiday home.

Sí vivo aquí = Yes I live here.

If you don't know if someone is talking just about themselves or about their partner/family etc, an easy way to know is to listen out for '...mos' on the verb ending.

TIP: The 'we' verb form always has '...mos' at the end or in some part of it, regardless of whether it's a regular/irregular verb, or if it's the present, future or past tense eg vamos = we go/we're going; iremos = we will go; fuimos = we went; hemos ido = we've been.

Now you might want to give your name once you've broken the ice.

Me llamo..... (your name). Y Usted, ¿cómo se llama? = My name is..... And what's your name? (formal)
Or 'Y tú, ¿cómo te llamas? (informal)

Once they've given their name, you say:

Encantado de conocerle = Pleased to meet you (if you're male) or 'Encantada' (if you're female), or you can just say 'Encantado or Encantada' or even easier, 'Mucho gusto' = It's a pleasure.

You might want to say where you're from and also ask where they come from.

Soy de Inglaterra/Escocia/Irlanda/Francia = I am from England/Scotland/Ireland/France.

¿De qué parte de España es Usted o Usted es de aquí de Mojácar/Vera/Albox? = Which part of Spain are you from or are you from Mojácar/Vera/Albox?

If you only speak basic Spanish, you could say:

Sólo hablo un poco de español, pero estoy aprendiendo = I only speak a little Spanish, but I'm learning.

To finish the conversation politely, you could say:

Bueno, me voy/nos vamos al supermercado ahora. ¡Hasta pronto! = Well I'm going/we're going to the supermarket now. See you soon!

Or another excuse might be:

Bueno, me voy/nos vamos a comer now = Well we're going to eat/have lunch now. ¡Hasta luego!

To have more in depth conversations, you might have to revert to English, or ideally learn more Spanish, but at least you've made the initial effort to bridge the language gap, and any effort you make will almost always be much appreciated, even if they speak fluent Spanish.

¡Buena suerte! (Good luck!)



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3  2  117m²  Communal 

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2  1  58m²  Communal 

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Ref: OLV2058

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NEW LISTING



Bedar

Ref: OLV2057

€240,000

Located in the former mining village of El Pinar de Bedar, this spacious and intriguing semi-detached property boasts 3 bedrooms, 3 bathrooms, wonderful terraces with remarkable views as well as a large and separate building plot.

NEW LISTING



Bedar

Ref: OLV2050

€349,950

This splendid, unique property is in the picturesque village of Bedar, this spacious dwelling boasts 3 bedrooms and 3 bathrooms in the main house as well as a 1 bedroom fully self-contained annex. This fine-looking villa also includes lovely gardens and wonderful views.

NEW LISTING



Bedar

Ref: OLV2053

€349,950

This wonderful 3 bedroom, 3 bathroom villa is located in the welcoming village of El Pinar de Bedar. This fabulous property has a superb terrace, perfect for entertaining as well as a larger than average swimming pool and truly magnificent views.



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6 3 Private 273m² REF: VILLA EB

MOJÁCAR PLAYA

€484,000



Beautiful, detached villa with 5 bedrooms and 3 bathrooms, with beautiful private gardens, solarium, pool, sea views, integral garage, air conditioning and oil central heating system, located within the popular urbanization Jardines del Palmeral in Mojácar Playa.

5 3 Communal 239m² REF: VILLA/LM

MOJÁCAR PLAYA

€650,000



Beautiful south facing villa in Mojácar Playa with stunning sea views, divided over 2 floors. Downstairs with 3 bedrooms and 2 bathrooms and upstairs 2 bedrooms and 2 bathrooms, with its own private pool, garage and basement which can be utilised as additional accommodation if desired.

5 4 Private 330m² REF: VILLA GH

MOJÁCAR PLAYA

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Beautiful three-bedroom, 3.5 bathroom townhouse on three levels, located at the north side of Mojácar Playa, near the Hotel Continental, with private garden, private south facing terrace, private underground garage and a lovely communal swimming pool and grass gardens.

3 3 Communal 127m² REF: LP/EM

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2 2 Heated Communal REF: LAI/VERANDAMAR

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2 2 Communal 110m² REF: LAI/VERANDA AGUA

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3 2 Private 155m² REF: Villa EP/LH

VALLE DEL ESTE

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3 2 Communal 78m² REF: VDE/DC

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My dog Vida and the Big Bad 'C' word!

by Louise Crawford

I'm sharing my experience here of my dog's tumour and cancer in the hope of helping other dog owners who might be faced with a similar horrible situation to mine. It is paramount to have a good, reliable vet/vets who will act quickly, give you the best possible advice and will work with other specialists if needed, to recommend the best possible outcome for your cherished baby. I was certainly fortunate enough to have excellent vets on hand, firstly in the form of my local vets Aert Jorna and Mario at **Vetcare Vera Plaza in Vera Playa**, and then Pepe García the veterinary director at **Clínica Almanzora in Albox**.

As your pet gets older, you know there's a greater chance of them becoming ill, but what I never realised is that cancer is as prevalent in dogs and cats as it is in humans, with 50% of deaths in dogs/cats aged 10 and over being caused by cancer. But you never think it will happen to your pet – until it happens! We all love our pets, but my Border Collie Vida (it means 'life' in Spanish) has been with me since she was 10 weeks old and now she's 14! I've never been very good at romantic relationships with humans, and she has outlasted any relationship that I've ever had, so she is, in fact, the love of my life (in Spanish 'el amor de mi vida' :)

The first I knew that anything was wrong was in early September this year, which happened to coincide with me taking a rare holiday away to Croatia with my daughter (her birthday present to me), as I had celebrated a rather 'big' birthday in July! This was just when my dog started to have problems going to the toilet, or the polite word, defecating! The only other sign was that, for a couple of months, her tail had started to hang to one side, but of course I didn't realise this was to do with the tumour growing inside! During my week away, my partner was looking after her and he reported that she seemed to be very constipated, and as it had been a few days, and knowing that it can be fatal if dogs go more than 72 hours without defecating, he got an emergency appointment on the Sunday at my local vets, Vetcare Vera Plaza. Mario, the other vet in Aert's team, immediately diagnosed her with a massive perianal tumour, which was obstructing her rectum, hence the problem with defecating. This devastating news had to be communicated to me on holiday. In such a situation, it is important to try and remain calm but take swift action to get a correct diagnosis.

On the Monday, Aert, the veterinary director did a local biopsy, which was sent off for analysis, and also arranged an echocardiogram at the Garrucha vet's, as he had picked up on a heart murmur, and wanted to ensure there was nothing wrong with her heart, as this would potentially prevent any operation under general anaesthetic later on. Luckily, it was found to be a minor issue, so then we had to wait for the citology report from the biopsy, which arrived the next day, and whilst it confirmed the presence of a large tumour of approx 10cm in length, it was inconclusive as to whether it was lipoma (fat) or liposarcoma (cancer).





So to get to the 'bottom of it', (pardon the pun!), Aert then referred me to the veterinary director, Pepe at Clínica Almanzora in Albox for a CT scan to be done (called TAC in Spanish). This was all quickly arranged for the week I returned, so after only 9 days of the original examination, the CT scan was conducted and shortly after, the results came back from the laboratory. Pepe is a very caring, efficient vet, and he personally phoned me to relay the results to me, which confirmed a tumour with the dimensions of 13cm long x 7cm wide x 10cm deep – so pretty massive! Not only was this traumatic in itself, but it was also the fact that it was still unclear what the tumour consisted of – it reported 'mainly fat', but still not enough to know what we were faced with. Pepe recommended that he consult with one of Spain's top veterinary oncologists by phone to obtain his expert advice. Once again, Pepe wasted no time in doing this and phoning me again, this time with some slightly better news! The oncologist recommended taking a detailed biopsy under general anaesthetic which would give a more accurate diagnosis, as he believed that the mass could be

lipoma (fat). Pepe conducted the biopsy, and again more waiting for the report to come back from the laboratory, but this time, the report stated the magical word 'LIPOMA'!! So that meant that removal of the tumour could now be done. Of course, what you have to remember is that they can only analyse the soft tissue they remove, so there was still a possibility of there being liposarcoma present. As the tumour was in a complicated area and was so invasive, only specialist hospitals can perform such operations, and Pepe said that the best one within reasonable travelling distance was on Mijas-Costa, the other side of Málaga. The operation was set for 9 October at Bluecare Hospital, so only a little over one month from the initial visit to Vetcare Vera Plaza. It was really stressful managing my dog during this time, and ensuring that she was able to defecate as best she could, which was achieved by changing her to a very soft diet of lots of vegetables, oily fish, some meat, and lactulose, as and when required.

I haven't mentioned any costs so far, but having an older dog meant that I didn't have any pet insurance, and having spent a considerable amount on the diagnosis part, there was then the operation to pay for and the 3 night stay for me too in Mijas. Needless to say, the operation was far cheaper than what it might have been in the UK at 2000€. My Vida is a little fighter, and she came through the operation well, despite the patchwork of stitches and a drainage tube (drenaje) in her backside. She wasn't a pretty sight! The hospital were very good, although apparently she was the noisiest patient there with her constant barking, and had to be given sedatives, so that she didn't get too stressed! The massive tumour was removed and sent away for full analysis, which unfortunately showed the presence of liposarcoma, so now the next step will probably be a series of chemotherapy sessions to hopefully eradicate or prevent the metastasising of any cancerous cells. Currently, Vida is in very good spirits and is full of energy, she's had her stitches removed, can defecate normally and is chasing balls round a pádel court like she was before.

Having researched the type of diet for dogs with cancer, she now has a natural diet with a high amount of food types recommended for her condition, so butternut squash, spinach, cauliflower and broccoli being the best because of their anti-oxidant properties, as well as a very natural type of biscuit for breakfast, lots of oily fish and some meat, but avoiding/reducing grains, certain vegetables, fatty foods or anything sugary. All I can say about my experience with the vets I've used is that they have been excellent, efficient and caring. Aert messages me to see how Vida is, and communicates with Pepe so that he knows what is happening in terms of her treatment etc At the time of writing, I am full of trepidation about chemotherapy, but what people might not know is that animals tolerate the treatment much better than humans and do not usually suffer the same side effects, but of course, each dog is different, so you need to decide what is best for your dog!



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During the winter months, ensuring your air conditioning system is properly serviced can help in maintaining its efficiency. A well-maintained system doesn't have to work as hard to keep your home comfortable, which can lead to lower energy bills.

Properly maintaining your air conditioning system can help improve indoor air quality by ensuring that filters are clean and functioning effectively. This can help reduce allergens and pollutants in your home, creating a healthier living environment.

Regular winter maintenance allows AC professionals to identify and address any potential issues with your air conditioning system before they turn into costly repairs. By catching problems early, you can save yourself from unexpected breakdowns and expensive fixes.

Winter maintenance helps to minimize wear and tear on your air conditioning system's components, prolonging its lifespan and reducing the likelihood of major malfunctions. By taking proactive steps to care for your system, you can save money in the long run by avoiding premature replacements.

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2. **Furnace Preparation:** If your system is a heat pump, ensure it's functioning properly for heating. Service checks can include testing the defrost cycle and checking the thermostat.
3. **Ductwork Inspection:** Winter is a good time to inspect and clean your ductwork, which can improve air quality and efficiency for both heating and cooling.
4. **Check Insulation:** Proper insulation helps maintain temperature, reducing the workload on both heating and cooling systems.
5. **Protecting Outdoor Units:** If applicable, cover outdoor units to protect them from snow and ice accumulation, which can lead to damage.
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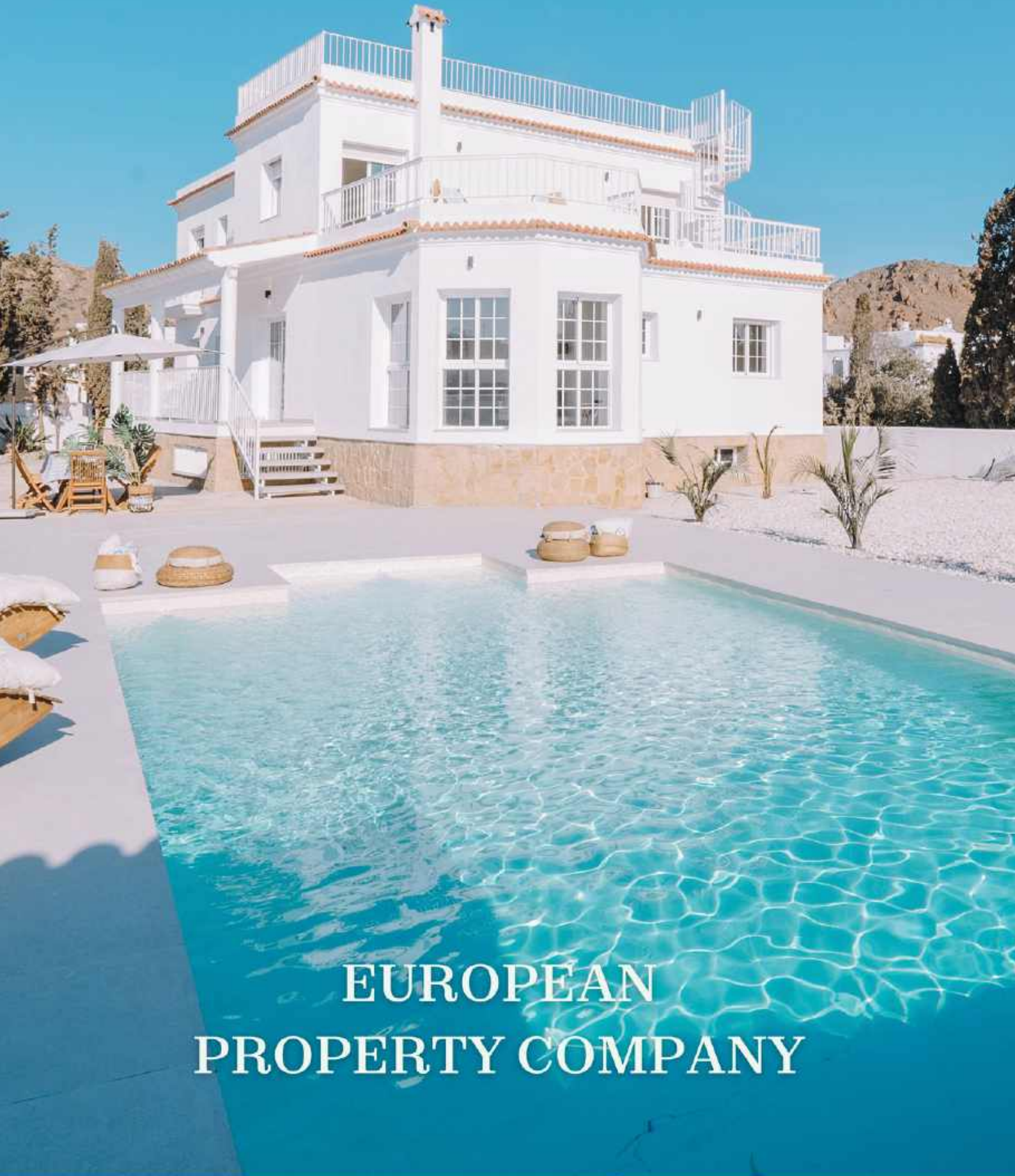
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Unlike many larger solar companies across Spain, who rely on subcontractors for installations, Ecocorp Solar handles everything in-house. Their fully trained team consists of both English and Spanish locals, ensuring consistent, high-quality service. Currently, Ecocorp Solar SL employs 13 full-time staff members, including the family—Vic, Samantha, Daniel, and Holly—along with two part-time team members. Their two dedicated installation teams are known for their efficiency, professionalism, and attention to detail, with customer feedback often highlighting their timely, clean work.

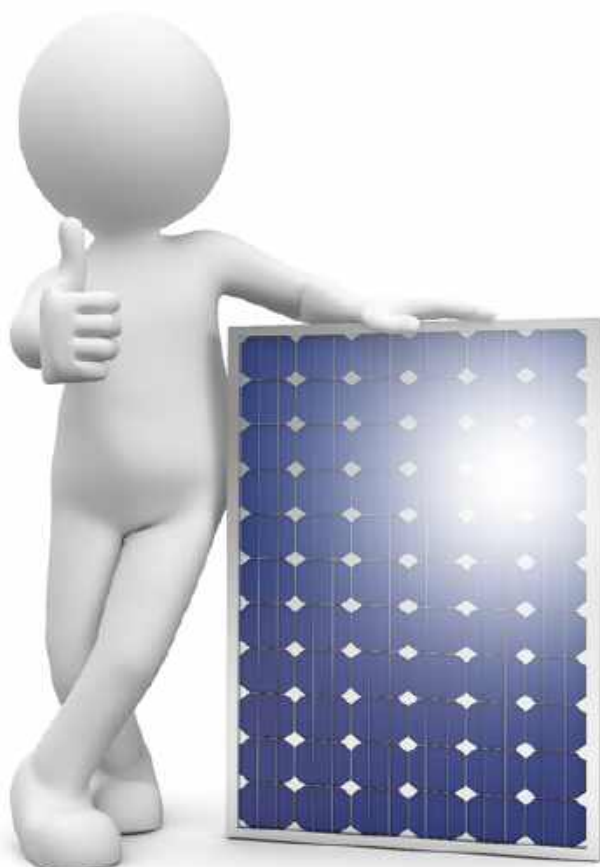
Customer service is at the heart of Ecocorp Solar's operations. A recent survey revealed that 100% of their customers would recommend them to others—a testament to their commitment to satisfaction. In April 2022, Ecocorp expanded their operations with new offices in Parque 'El Real' at Antas, and they're excited to complete their showroom by the end of this summer.

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While solar energy is widely available in Spain, not all systems are created equal. A poorly designed or installed system can lead to costly headaches down the line. That's why it's crucial to choose experienced experts like Ecocorp Solar. They offer top-quality products, backed by years of experience, ensuring a reliable and cost-effective solar system for every client.

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OASYS-MINI HOLLYWOOD THEME PARK TO BENEFIT FROM €10 MILLION EXPANSION WORKS

Exciting new plans to expand the famous Oasis-Mini Hollywood Theme Park in Tabernas, Almeria have been unveiled by its owners, the Playa Senator group. A whopping 10 million euros will be pumped into this great tourist attraction where legendary movies of cinema history were made such as Lawrence of Arabia, Indiana Jones and the Last Crusade. The expansion which has already started and will take up to the end of 2026 to complete coincides with its 50th anniversary in September this year.



The new €10 million master plan has funded the recently opened 'Walk of Fame' (Paseo de la Fama) in Hollywood style, which welcomes visitors and introduces them to the great actors and actresses who have played there including Clint Eastwood, Brigitte Bardot, Anthony Quinn, Claudia Carinale, Sean Connery, Raquel Welch and Orson Welles.

The project incorporates: a themed Kids Park, a waterfall and a kamikaze slide with a 30 metre drop into a themed pool area, some of which have already been completed. Additionally, the renovation of the three museums in the Poblado del Oeste area, namely: the cinema museum, the carriage museum and the vintage car museum, was finished just before this summer. The focus in 2025 will be on completing such elements as a Mexican fort with themed restaurant, a riding school, a camper park for up to 150 motorhomes and a shop promoting the 'Flavours of Almería'.

This Spanish Western-styled theme park located in Tabernas, Almeria, was originally known as Yucca City, the set was designed by Carlo Simi and was built for the movie 'For a Few Dollars More' in 1965. After filming 'The Good, the Bad and the Ugly' in 1966, the extras bought the set and ran it as a tourist destination.

Among its attractions, it features daily live cowboy stunt shows, a large zoological reserve with 800 animals from 200 different species, a swimming pool and restaurant area.

Between the 1950s and 2020, more than 300 films were shot in the Tabernas desert. Its great natural settings are most famous for the so-called "Spaghetti Western" films of the 60s and 70s. The desert has also been the setting for major international productions such as Lawrence of Arabia, Cleopatra, Conan the Barbarian, Indiana Jones and the Last Crusade, Exodus: Gods and Kings as well as series such as Doctor Who, Black Mirror and Game of Thrones.



EL PARQUE TEMÁTICO OASYS-MINI HOLLYWOOD SE BENEFICIARÁ DE UN PROYECTO DE AMPLIACIÓN DE 10 MILLONES DE EUROS

Nuevos y emocionantes planes para ampliar el famoso Parque Temático Oasis-Mini Hollywood en Tabernas, Almería, han sido desvelados por sus propietarios, el grupo Playa Senator. Se inyectará una suma impresionante de 10 millones de euros en esta gran atracción turística donde se rodaron películas legendarias de la historia del cine como Lawrence de Arabia e Indiana Jones y la Última Cruzada. La ampliación, que ya ha comenzado y cuya finalización se prolongará hasta finales de 2026, coincide con su 50 aniversario, que se celebró en septiembre de este año.

El nuevo plan director, dotado con 10 millones de euros, ha financiado el recién inaugurado «Paseo de la Fama» al estilo de Hollywood, que da la bienvenida a los visitantes y les presenta a los grandes actores y actrices que han pasado por él, como Clint Eastwood, Brigitte Bardot, Anthony Quinn, Claudia Carinale, Sean Connery, Raquel Welch y Orson Welles.

El proyecto incorpora: un parque infantil temático, una cascada y un tobogán kamikaze con una caída de 30 metros en una zona de piscinas temáticas, algunos de los cuales ya se han completado. Además, la renovación de los tres museos de la zona del Poblado del Oeste, es decir: el museo del cine, el museo de carruajes y el museo de coches antiguos, se llevó a cabo justo antes de este verano pasado. En 2025, se centrará en completar elementos como un fuerte mexicano con restaurante temático, una escuela de equitación, un Camper Park con capacidad para 150 autocaravanas y una tienda que promocióne los «Sabores de Almería».



Este parque temático de estilo western español situado en Tabernas, Almería, se conocía originalmente como Yucca City, el decorado fue diseñado por Carlo Simi y se construyó para la película 'Por unos dólares más' en 1965. Tras el rodaje de «El bueno, el feo y el malo» en 1966, los extras compraron el decorado y lo explotaron como destino turístico.

Entre sus atracciones, cuenta con espectáculos diarios de acrobacias de vaqueros en vivo, una gran reserva zoológica con 800 animales de 200 especies diferentes, una piscina y una zona de restaurantes.

Entre los años 50 y 2020 se rodaron más de 300 películas en el desierto de Tabernas. Sus grandes escenarios naturales son famosos sobre todo por las películas del llamado «Spaghetti Western» de los años 60 y 70. El desierto también ha sido escenario de grandes producciones internacionales como Lawrence de Arabia, Cleopatra, Conan el Bárbaro, Indiana Jones y la Última Cruzada, Éxodo: Dioses y Reyes, así como de series como Doctor Who, Black Mirror y Juego de Tronos.



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LATEST NEWS- THE LOCAL/REGIONAL PROPERTY MARKET



Vera – report on its population

INE, the National Statistics Agency (Instituto Nacional de Estadísticas) reported that Vera, the eighth most populated town in Almería province with almost 19,000 residents, have a minority of born and bred 'veratenses' (native to Vera), that is, those who have remained in the municipality all their lives, and account for less than 28% of the population.

More and more people from outside Vera are choosing to live in the area, which is why the number of 'adopted' veratenses is increasing every year. Vera is now positioned among the five towns with the highest population growth in the province. Of these residents who chose Vera as their permanent residence, around 48% previously lived elsewhere in Spain, which they left to settle in this town in Almería. In addition, a total of 3,939 people who previously lived abroad, many of them international tourists who visited the area on holiday, and subsequently decided to settle. They make up more than 20% of the population of Vera now.

Tourist Country Accommodation approved for Níjar

Níjar experienced an increase in foreign tourists this summer, according to the survey carried out and disseminated by Coyuntura Turística Hotelera of the National Institute of Statistics. There were 6,141 visitors between June and September, almost 600 more than in 2023, but far from the 7,935 of 2019. In 2023, the fourth most touristic place in the province was Níjar with 277,185 people and an increase of 9.5%. Tourism is increasing year on year on the coasts of Níjar. The pull of the Cabo de Gata-Níjar Natural Park, with Mónsul and Genoveses as star beaches, without forgetting the Playazo or Los Muertos, is very evident and attracts thousands of people.



Vera, eighth most populated town in Almería province



Rodalquilar, Cabo de Gata



New sustainable housing projects in Spain

In light of this, the Municipal Corporation approved an urban development project, which comprises a hotel in a rural area in the Rodalquilar district, promoted by a private investor. The project has a budget of 202,376.10 euros.

New Housing Law for Andalucía in 2025

The Spanish Government intends to introduce a new housing law to address the housing supply problem nationally, which the autonomous communities (regions) of Spain can choose to reject or accept. The situation is particularly acute in Andalucía with record rents and steep increases in sale prices, however the local Andalusian government has rejected the proposed national law, which would limit rental prices amongst other measures, and instead has drawn up its own draft law, which is set to come into effect in 2025. The regulation will focus on generating more affordable land, increasing residential supply in the market, adding 20,000 subsidised housing units to the rental market over five years, and providing subsidies and aid in areas with the greatest access challenges. Juan Moreno, the president of the regional government emphasized that the Administration must "make every effort to reduce the imbalance between housing supply and demand." The imbalance has worsened in recent years due to population growth and stagnant new construction. According to the Bank of Spain, Andalusia currently faces a housing shortage of approximately 90,000 units, however, this figure is likely higher, as the region's population is increasing by about 25,000 people annually. In fact, a population increase of 700,000 is projected in the autonomous region by 2040, with more than half expected in the province of Malaga.

Moreno said: "We must speak with great respect for the housing sector, as it generates significant economic activity and approximately 250,000 jobs in Andalusia alone, all within an increasingly digitalised environment." He added, "The sector is committed to building more and building better." Factors currently hindering development include a lack of workforce, excessive bureaucracy, land shortages, and legal uncertainty stemming from over-regulation.

NOTICIAS- EL MERCADO INMOBILIARIO LOCAL/REGIONAL



Vera - informe sobre su población

El Instituto Nacional de Estadísticas (INE) ha revelado de que Vera, la octava localidad más poblada de la provincia de Almería, con casi 19.000 habitantes, cuenta con una minoría de veratenses de pura cepa, es decir, que han permanecido en el municipio toda su vida, y suponen menos del 28% de la población.

Cada vez más personas de fuera de Vera deciden vivir en la zona, por lo que el número de veratenses «de adopción» aumenta cada año. Vera se sitúa ya entre las cinco localidades con mayor crecimiento demográfico de la provincia. De estos vecinos que eligieron Vera como residencia permanente, alrededor del 48% vivían previamente en otros lugares de España, que abandonaron para instalarse en esta localidad almeriense. Además, un total de 3.939 personas que antes vivían en el extranjero, muchos de ellos turistas internacionales que visitaron la zona de vacaciones, y posteriormente decidieron instalarse. En la actualidad constituyen más del 20% de la población de Vera.

Aprobado un nuevo alojamiento turístico rural para Níjar

Níjar experimentó este verano un aumento de turistas extranjeros, según la encuesta realizada y difundida por Coyuntura Turística Hotelera del Instituto Nacional de Estadística. Hubo 6.141 visitantes entre junio y septiembre, casi 600 más que en 2023, pero lejos de los 7.935 de 2019. En 2023, el cuarto lugar más turístico de la provincia fue Níjar, con 277.185 personas y un incremento del 9,5%. El turismo crece año tras año en las costas nijareñas. El tirón del Parque Natural Cabo de Gata-Níjar, con Mónsul y Genoveses como playas estrella, sin olvidar el Playazo o Los Muertos, es muy evidente y atrae a miles de personas.

Ante esto, la Corporación Municipal aprobó un proyecto urbanístico, que comprende un hotel en una zona rural, en el barrio de Rodalquilar, promovido por un inversor privado. El proyecto cuenta con un presupuesto de 202.376,10 euros. ➡



Plaza Mayor de Vera



Rodalquilar, Cabo de Gata



Nueva Ley de Vivienda para Andalucía en 2025

El Gobierno español pretende introducir una nueva ley de vivienda para abordar el problema de la oferta de vivienda a nivel nacional, que las comunidades autónomas (regiones) de España pueden optar por rechazar o aceptar. La situación es especialmente grave en Andalucía, con alquileres récord y fuertes subidas de los precios de venta. Sin embargo, el Gobierno local andaluz ha rechazado la propuesta de ley nacional, que limitaría los precios del alquiler entre otras medidas, y en su lugar ha elaborado su propio proyecto de ley, que entrará en vigor en 2025. La norma se centrará en generar más suelo asequible, aumentar la oferta residencial en el mercado, incorporar 20.000 viviendas protegidas al mercado de alquiler en cinco años y ofrecer subvenciones y ayudas en las zonas con mayores dificultades de acceso. El presidente del Gobierno regional, Juan Moreno, subrayó que la Administración debe «hacer todo lo posible para reducir el desequilibrio entre la oferta y la demanda de vivienda». El desequilibrio se ha agravado en los últimos años debido al crecimiento de la población y al estancamiento de la nueva construcción. Según el Banco de España, Andalucía se enfrenta actualmente a un déficit de viviendas de aproximadamente 90.000 unidades, aunque es probable que esta cifra sea superior, ya que la población de la región aumenta en unas 25.000 personas al año. De hecho, se prevé un aumento de población de 700.000 personas en la comunidad autónoma para 2040, más de la mitad en la provincia de Málaga.

Moreno dijo: «Debemos hablar con mucho respeto del sector de la vivienda, ya que sólo en Andalucía genera una importante actividad económica y aproximadamente 250.000 puestos de trabajo, todo ello en un entorno cada vez más digitalizado.» Y añadió: «El sector apuesta por construir más y mejor». Entre los factores que frenan actualmente el desarrollo se encuentran la falta de mano de obra, la excesiva burocracia, la escasez de suelo y la inseguridad jurídica derivada del exceso de regulación.

Fuentes/Sources: www.diariodealmeria.es; www.theolivepress.es

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UNDERSTANDING THE FULL COSTS OF BUYING A PROPERTY IN SPAIN

When buying property in Spain, it's important you fully understand the various costs involved - from the initial purchase price through to ongoing expenses.

Here we outline the major costs associated with buying Spanish property, along with some ways you could save money.

The upfront costs

Of course, the main cost of buying a home in Spain is the property price - but that's just the beginning.

Buyers must also account for property taxes, which typically range from 6% to 10% depending on the region, as well as legal fees, which are generally 1% to 2% of the property's value.

In addition, you'll need to factor in notary fees and registration costs, with these typically adding another 1% of the purchase price.

Exchange rate considerations

For foreign buyers, exchange rate fluctuations can have a significant impact on your property costs. The value of a currency can shift dramatically over time, and even a small change can make a big difference when transferring large sums.

To mitigate this risk, use a currency broker to send money overseas. Some FX providers, such as Currencies Direct, offer expert guidance and insights to help you time your transfers.

They also offer specialist services such as forward contracts, which allow you to lock in an exchange rate ahead of making a transfer.

Bank fees and charges

Spanish banks often charge up to 1% when receiving international payments, and an additional 0.75% to 1.5% for raising a banker's draft to buy a property. On a purchase of €400,000, you could pay €10,000 in bank fees alone.

Fortunately, these fees are entirely avoidable. Currencies Direct customers have their receiving fees waived, thanks to the company's partnership with CaixaBank.

In addition, you can use PropertyPay from Currencies Direct to handle the completion payment. This free, secure service allows the buyer to send funds directly to the seller, bypassing the banks and associated fees.

Ongoing expenses

Owning a property in Spain comes with many ongoing expenses that need to be considered, including annual property taxes, utility bills, insurance, and maintenance costs.

You'll also need to pay imputed income tax if you're a non-resident and don't rent out your property. This is a tax on what you could be earning if you were to rent the property. It's based on the property's cadastral value (which is below market value) and is either 1.1% or 2%, depending on whether the cadastral value has been updated in the last ten years.

With regular payments, it's once again important to consider currency providers. You'll want to get the best exchange rates possible and use a broker with low or zero transfer fees, such as Currencies Direct.

By understanding these key costs - and how to avoid some of them - you can budget with confidence and fully enjoy the benefits of owning a home in Spain.



Save money on your Spanish property purchase

- **Exceptional exchange rates and no transfer fees** – Make your money go further with immediate savings
- **Award winning service** – Receive expert guidance and insight into the local property market from your personal account manager
- **Avoid unnecessary fees** – Our exclusive partnership with CaixaBank could help you save thousands when raising a bankers draft
- **Flexible transfer options** – Target a more favourable exchange rate with a rate alert or limit order

Introducing PropertyPay

PropertyPay is a revolutionary solution to the property completion payment process. Free, secure and 100% digital, PropertyPay simplifies and streamlines the buying process, helping you avoid unnecessary costs and delays.

Find out more at currenciesdirect.es or pop into your local branch and speak with one of our multi-lingual team.



Mojácar

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DUE TO INCREASED DEMAND, WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS!

We have relocated to our new office at Local 78 on the 2nd Floor of the Commercial Centre, Mojácar Playa.

Mojácar Pueblo



This is a quirky 1 bedroom, 1 bathroom apartment located in the heart of the pueblo. It is close to amenities and just a short drive to the beach. The apartment has a built area of 59m² and includes an entrance hall, dining/living room, kitchen, double bedroom, and bathroom.

Ref. 2859

110,000€

Mojácar Playa



This east-facing 3 bedroom, 2 bathroom top floor apartment is part of a sought-after waterfront development with communal gardens and pool. Located close to the beach, commercial center, school, and amenities, the property is in need of redecoration but offers fantastic sea views.

Ref. 2819

225,000€

Mojácar Pueblo



A beautifully refurbished south-facing villa with separate annex, offering a blend of character and modern amenities. The main property features an open-plan kitchen, dining room, a cozy sitting room with fireplace, and a stunning terrace with 360° views on the third level.

Ref. 2831

450,000€

Vera



Luxurious 4 bedroom villa, features a spacious living room with fireplace, dining room leading to a large terrace, the basement has a bedroom, office, bathroom, and space for a cinema room, or gym. The landscaped grounds include a pool, playground, outdoor kitchen, and entertaining area.

Ref. 2340

515,000€

Mojácar Playa



This 4 bedroom, 4 bathroom villa offers stunning sea and mountain views, with a private heated pool. Spread over three levels plus a roof terrace, the property is spacious and bright. The villa is part of an exclusive complex with only 7 properties and is walking distance to the beach.

Ref. 2847

595,000€

Taberno



Traditional farmhouse with 2 bedrooms, bathroom, garage, and storeroom. Includes 4 independent apartments with wood burners and bathrooms. Also offers common areas like a living/dining room with fireplace and kitchen, swimming pool, BBQ area, garden, and parking

Ref. 2832

235,000€



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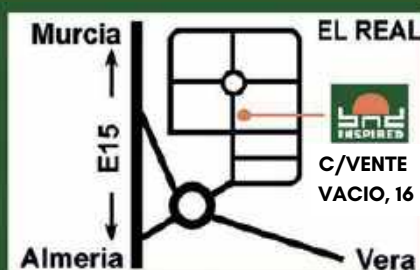
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Mojácar



MOJACAR: Calle Asturias. 2-storey Detached Villa in a cul-de-sac. Sea Views. Mojácar Pueblo Views. 3 Beds. 2 Baths. Swimming Pool. Roof Solarium. AC/H. Allocated Off Street Parking.

DV1579

389'000€

Mojácar



MOJACAR: Jardines del Palmeral. 3 Bed 3 Bath Townhouse. Private Terraces & Garden, Separate Garage, Roof Terrace. Sea Views. Communal Pool. Tennis Courts. Fireplace with Wood Burner.

LV855

267'000€

Cortijo Grande



CORTUO GRANDE. Townhouse with Superb Mountain Views. 2 Beds. 2 Baths. Sun Room, Private Terrace. AC/H. Fireplace with Wood Burner. Easy Parking outside the property.

LV849

99'000€

Mojácar



MOJACAR: Marina de la Torre. 2 Beds. 1 Bath. Large Covered Terrace. AC. 2 x Communal Pools. Low Community Fees.

A1508

99'000€

Mojácar



MOJACAR: Las Alparatas. 3 Beds. 3 Baths. Townhouse. Country & Pueblo Views. Numerous Terraces. OSP. AC/H. New Kitchen. Built 2007.

LV850

182'000€

Mojácar



MOJACAR: Rincon de la Bahia. Townhouse with 3/4 Bedrooms; Bedrooms on both floors. & 2 Bathrooms. Sea Views. 2 x Terraces. Communal Pool. OSP. AC/H.

LV847

235'000€

Mojácar



MOJACAR: Mojácar Pueblo. Detached Village Property. Over 3 Levels. 2 Beds. 2.5 Baths. Sea Views. Adjacent Plot of Land. Fully renovated in 2020/21. Shared Parking.

DV1573

199'000€

Mojácar



MOJACAR: Calle Sevilla. Detached property. Guest Annex. Main House - 5 Beds & 4 Baths. Guest annex - 3 Beds & 2 Baths. Private Pool. Sea, Mountain & Mojácar Village views.

DV1568

690'000€

Mojácar



MOJACAR: Traditional Cortijo. Constructed over one level. 4 Beds. 4 Baths. Garage. Swimming Pool. AC/H. Lovely Mountain Views.

DV1522

399'500€

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